

MUNSTER BOARD OF ZONING APPEALS

Louis Carbonare
8120 Castle Drive
Munster, IN 46321

BZA DOCKET NO. 22-004

FINDINGS OF FACT

This matter came on for Public Hearing on June 14, 2022. Applicant requests approval of a developmental standards variance from TABLE 26-6.405.A-3 to allow a four car garage for a residence less than 5,000 square feet and a developmental standards variance from TABLE 26-6.405.A-2 to permit a 12' wide driveway for a 1-car garage space at 8120 Castle Drive. Applicant presented testimony and evidence in support of the requested variances. The Public Hearing was opened. The Public Hearing was closed.

NOW, THEREFORE, based upon the testimony and evidence presented, the Munster Board of Zoning Appeals finds as follows:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community.
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.
3. The strict application of the terms of the Zoning Ordinance will result in practical difficulties and undue hardship in the use of the property.
4. The Board of Zoning Appeals has given due consideration to those matters set forth in Sec. 26-456 of the Munster Municipal Code with regard to Developmental Standards Variances.
5. The Board of Zoning Appeals granted the applicant's request for a developmental standards variance from TABLE 26-6.405.A-3 to allow a four car garage for a residence less than 5,000 square feet and a developmental standards variance from TABLE 26-6.405.A-2 to permit a 12' wide driveway for a 1-car garage space, contingent upon a mutually agreed plan that narrows the driveway along River Drive to 40' wide to comply with the Munster Zoning Ordinance.

WHEREFORE, based upon the above Findings, the Town of Munster Board of Zoning Appeals voted four (4) in favor, zero (0) opposed and zero (0) abstentions to approve the requested variances.

Variances granted June 14, 2022. Findings of Fact approved the 12th day of July, 2022.

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Sharon A. Mayer, Chairman

ATTEST:

Thomas Vander Woude, Executive Secretary